



June 23, 2014

To: Interested Parties  
From: Denise M. Vachon, CEO  
Re: Statement of Technical Capability

The Park Danforth is a long-standing not-for-profit provider of housing and services to those 60 years of age and older, having served the greater Portland community since 1881. Once the Mercantile Home for Aged Men located at the corner of Park and Danforth Streets, The Park Danforth of today is located on Stevens Avenue and has evolved into a recognized leader in the field of aging services. Today, it provides a unique mix of federally-assisted and market rate housing, a combination that allows for and accommodates the changing financial conditions that some of its residents face. This financial safety net is the cornerstone of The Park Danforth's Mission. Additionally, Clark's Terrace at The Park Danforth, which opened its doors in 2000, offers Assisted Living studios and round-the-clock supports and services that create another safety net – one that provides for a higher level of catered service when living more independently is no longer practical or safe. All together these programs and offerings are the basis of the practice that embodies and manifests The Park Danforth's Mission "to provide high quality housing and services...(and to) accommodate changing needs brought about by aging."

The Park Danforth is governed by a 10-member volunteer Board of Trustees representing a variety of not-for-profit and proprietary businesses, as well as lending, investment and insurance businesses, health care and legal practices, and consumers. It is a single-site organization, with administrative offices embedded in the housing property and program. The Park Danforth currently serves 130 residents in 124 apartments, (70 of which are federally-assisted and available to eligible very-low and extremely-low income residents), and 36 residents in its Assisted Living program. It funds and provides approximately \$400,000 of unreimbursed services and supports to its residents each year. And, it is proud to employ 83 full- and part-time employees.

The Executive Team is made up of tenured and capable professionals:

- Denise Vachon, CEO has been the organization's leader since 1986, and successfully led the expansion project between 1997 to its completion in 2000, the Masonry remediation project completed in 2008, and is the licensed administrator for the organization's assisted living program.
- Robert Moore, CFO, has extensive background in marketing and business development, and has been on the team for more than two years.
- Lisa Noonan, COO, has been in a management position with the organization for fourteen years, and in this role for more than two years as well.

The Development Team is also seasoned. On the team are

- Lavallee Brensinger Architects (Manchester NH), regional leaders in the design and development of senior housing, health care and behavioral health environments.
- Mitchell & Associates, highly recognized and reputable landscape architects, engaged to support the property development and to assist in the City approval process.
- Ron Norton, President, CMCS (Construction Management Consulting Services). Mr. Norton is engaged to advise the Board of Trustees, its Committees and staff and to assist in the navigation of the development process as well, with a focus on value-based construction design and design options.
- Melissa Murphy, Perkins Thompson, is highly regarded in her work in Real Estate. She has served as Registered Agent for The Park Danforth for more than a decade, and is The Park Danforth's primary legal counsel on this project.
- The Board of Trustees is chaired by Catherine Lamson of MEMIC. Also in office are Michael Bevilacqua of John T Gorman Foundation, Erik Hayward of Libra Foundation and Dana Mitiguy of R.M. Davis, Inc. Chairing the Real Estate Committee is Bill Shanahan of Northern New England Housing Investment Fund.

Altogether, the history of this organization as a provider of elderly housing and services in this community speaks to its ability to develop and successfully administer this expansion and renovation. Its leadership is unified and committed to creating new housing and a revitalized environment that will respond to the changing needs of an elderly consumer, while remaining true and committed to its not-for-profit Mission and culture of service.

Thank you for your consideration.